FOX HILLS AUCTION

ABSOLUTE SALE

No Finer Residential Property on Staten Island

PENNSYLVANIA AVENUE
is the principal street through the property on sale. The City authorities have adopted this street as a continuation of Southfield Boulevard and propose to widen it to 100 feet and pave it throughout.

Terms of Sale: 10% ON DAY OF SALE, 40% IN 30 DAYS. BALANCE IN 12 MONTHLY PAYMENTS. 2% OFF FOR CASH.

Visit property. Take Ferry foot of Whitehall St. Rapid Transit train to Rosebank or Belair Road Station, or South Beach car to Pennsylvania Ave., or Fox Hills bus direct to property.

COR VELL REAL ESTATE & AUCTION CO., 65 Water Street, Stapleton, S. I.

The Rapid Transit Commission has laid out the new subway under the Narrows and through

ON PREMISES RAIN OR SMINE

STATEN ISLAND LOTS

The Dartmouth

522 Fifth Avenue

MONEY TO LOAN & WANTED

ON BOND & MORTGAGE.

MONEY for second mortgage investment; no delay; no red tape; city, country. Call or write full, complete particulars. Foshay, 110 West 40th., near Broadway.

CITY REAL ESTATE.

ASHFORTH & Co., Real Estate, 501 Fifth av. Murray Hill 0142

CUSHMAN & WAREFIELD INC. 50 East 42d st., Phone Murray Hill 7820

E. C. H. VOGLER, Amsterdam av. and 82d st.

J. ROMAINE BROWN, 10 East 43d st.

WALTER J. SALMON, 17 West 42d st. Tel. Longacre 8080.

From Battery to 14th St. Inclusive.

WAVERLY PLACE, 156-Five story private house, tea room in basement, 19 rooms and three baths above basement floor; sale price \$32,000; yearly rent \$4,000; possession October 1. Owner, MAYBELLE TITUS, Co-lonial Heights, Yonkers.

Above 14th St. to 59th St. (Inclusive).

Above 59th St .- 5th Av. to North River.

MANHATTAN AV., near 164th st.-9 rooms bath; price \$17,500, cash \$7,500. Tel. Mor day Academy 1026; no agent.

A CHOICE PLOT FOR TANPAYERS—St rounded by large elevator apartments a tenements, situated on the westerly side Convent av, 54 feet north 120th st.; s 54x132x57x125; ideal for stores, bakery, pu

x132.557x125; ideal for stores, bakery, pub-market, &c. price \$22,000; subject firs-ortrage \$17,000, 6%; only \$3,000 cash; bal-oce equity subordination to building loan, cerifice for cash; submit proposition te-states of Post Academy, Inc., the Par-ouse, Parksville, Sullivan county, N. Y.

Manhattan-Miscellaneous

Bronx-Suie or Let.

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Jamaica-Sacrifice

hese houses before buying elsewhere-most beautiful part of University as; four new, tax exempt two family , all the latest modern improvements,

STH AV. tenements, side street pr A. KANE COMPANY, 2239 8th av.

Property on Pennsylvania Avenue. Staten Island, to Be Sold,

The Cornell Real Estate and Auction Company, Inc., will sell to-day at 2 P. M. 276 lots on Pennsylvania avenue, Fox Hills, Staten Island, suitable for home sites.

The property was acquired by the Phited States Army for hospital uses. A large insurance company bought the Government right and a group of Staten Island business men has obtained the privilege of selling it. The saie will be held, rain or shine, as a tent will be

movided.

Many important improvements were those to the Fox Hills site by army officers. Pennsylvania avenue, through this divizion, is 100 feet wide. Titles to the lots will be goaranteed.

RESIDENTIAL RENTALS.

E. K. Van Winkle rented to Frederick Brown, the operator for occupancy, the eleven room apartment on the ninth floor corner in the St. Urban, 285 Cen-

rivor corner in the St. Urban, 25 Central Park West.

Hamilton, Iselin & Co. leased apartment in 55 East Seventy-sixth street te Preston Witherspoon.

Maurice Werthelm leased apartments in 151 East Porty-ninth street to Charles R. Barge, in 370 Lexington avenue to Clinton Work, and in 345 Lexington avenue to Helen Leschorn.

Payson McL. Merrill Company leased apartments in 130 West Fifty-seventh street to Miss Marian Richardson; duplex studio apartment in 257 West Eighty-sixth street, with Albert B. Ashforth & Co., to Charles John Clarke; apartments in 55 West Forty-ninth street to Danford Barney and Miss Margaret D. Kruse; in 51 West Fifty-second street to Mrs. M. Curtis Dale, and in 18 East Fifty-seventh street to Richard Ederhalmer.

Ederheimer. Brown Wheelock-Harris, Vought & Brown Wheelock-Harris, Vought & Co., Inc., leased apartment in 45 East Sixty-second street to Mrs. Ellen M. B. Edgar: duplex apartment in 369 Park avenue to Mrs. Eugene R. Burnet; in 129 East Sixty-sixth street to Gordon W. Abbott; in 122 East Fifty-first street to Mrs. A. K. Winpenny; in 59 West Fifty-sixth street to Henry K. Dunn: in 228 Madlson avenue to Frederick Peltier; in 105 East Fifty-third street to Mrs. L. D. Baldwin; also with Pease & Elliman in 1049 Park avenue to Mrs. Miriam H. Smith.

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182 Broadway, Cort. 1328. JOSEPH P. DAY, INC., Real Estate Anctioneer, 67 Liberty St., N. V. Phone Cort, 744 JERE JOHNSON, JR., CO., Auctioneers, 193 Montague St., Brooklyn, N. Y.

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Business HESS Country
Properties Properties

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\$950 CASH ST5 Monthly PRICE \$8,950 WITH GARAGE

New 1-Family Homes 6 Rooms and Bath Bay Ridge Ave.

REALTY ASSOCIATES,

OCEAN PARKWAY-2-FAMILY DET. COTTAGES Near AVE, N. GARAGE FOR 2 CARS.

PRICE \$18,500-CASH \$4,000. I. M. KALT, 44 COURT ST., B.

Tax Exemption Saves \$1500

Inquire any time, Mr. LEMMERE, 1819 Sist et. Take Culver Line "L" to 18th av. and walk nouth to 51st at.

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TAX EXEMPT

2 FAMILY FRAME, 12 ROOMS, 2 TILED BATHS, 2 TILED KITCHENS, 2 GLASS ENCLOSED PORCHES, PARQUET FLOORS THROUGHOUT, 2 STEAM PLANTS, DRIVEWAY: 5 BLOCKS WALK TO KEW GARDENS STATION, PRICE \$17,000 CASH \$5,000. 1 FAMILY FRAME, 7 ROOMS, TILED BATH, TILED KITCHEN, PARQUET PLOORS, STEAM HEAT, ENCLOSED PORCH, DRIVEWAY, PRICE \$8,700.

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OPEN FOR INSPECTION.

CORONA S and 6 ROOMS NEW AND BATH IN NEW HOUSES. from "L" Station. Rent \$65

Thos. Daly Junction Ave. Corona. North of Junction Ave.

Blv'd Corner Plot, 1/4 Acre trolleys: impts., story. - 5is, churcher Price \$10,500. DOLL., Farmers and New York Ave., Springfield.

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12 Rooms and 4 Baths

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\$1,300 to \$1,600

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620 W. 116th St.

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7. \$2,050; 8. \$2,500

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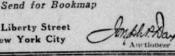
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15 East 48th St.

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3 and 5 rooms. 115 West 73rd St. 4 and 6 rooms; I and 3 baths 2131 Broadway 7 and 8 rooms, 2 baths.

700 West 179th St. Southwest cor. Broadway 10 story fireproof apartment 4-5 and 6 rooms, 2 balhs. Under ownership management. Every convenience for tenants' comfort.

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Washington Square Apts. 113-135 WEST 16TH ST. 3 and 4 room elevator suites. Rents \$85 to \$133. 11 WEST 11TH ST. 2 & 4 room suites. Rents \$80 to \$125. 31 WEST 11TH ST. 4 & 5 room elevator suites.

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Unfurnished.
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Spacious living rooms, open complete in every detail, in-cluding artificial refrigerators. Restaurant "Crillon"; maid

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UNFURNISHED ROOM & BATH.....\$80

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50 CENTRAL PARK WEST Facing Park. Cor. 658 8 Rooms, 3 Baths to sublet at reduction.

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An advertisement in the Lost and Found columns of THE NEW YORK HERALD offers a real possibility of ecovering your lost property.

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1140 5th Ave. Ready Oct. 1st.

4, 5, 6, 7 Rooms-2, 3 Baths \$2400-\$5500

Southern exposure. Excellent light. Park frontage.

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Attractive Homes Ready this Fall of Quality 1-7 Rooms-1-3 Baths in Choice Locations \$1000-\$4700

Many 4 Room Apartments \$2000 and up. Southern exposure

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Consult your own broker or

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Rooms

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West 92d St

See Supt. on Premises

Strathmore

404 Riverside Drive

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Attractively situated behind grass and trees in the most beautiful part of the drive, this house has unusual view and light. Perfect floor plan, with rooms of unusual size and finish. Plenty of large closets. Apartments 9 and 10 rooms and 3 baths. \$4,500 to \$6,500.

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New 14 Story Fireproof Bldg. 1, 2, 3 Room and Bath Suites,

Furnished or Unfurnished, With Maid Service.

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Cor. 90th Street 8 Rooms All Improvements, \$2,700

of agent, bui

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49 Claremont Ave.
7 Rooms; corner 119th 5:-2, 3 Rooms and Kitchenette 222 River. Drive 9 Rooms, 2-3 Baths; cor. 91th St. 8, \$2,100; 9, \$2,500 \$1700-\$2625

2 Suites for Doctors, with separate 260 W. 72nd St. ms. s Baths; nr. W. g.ad Av. \$4,000 entrances on ground floor. Our aim is to make our tenants

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255 West 90th St. N. W. Cor. B'way

7, 8 & 9 Rooms

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All light rooms, near park, so Washington Heights, Above West of 8th Av.

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READY FOR OCCUPANCY New High Class Walk Up 1454 University Avenue 3-4-5 Rooms

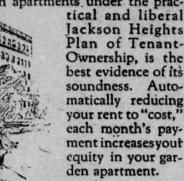
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Moderate Rents.
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Garden Apartment for the rent you now pay

THE constantly increasing number of persons who are coming to live in garden apartments under the prac-



ments which is passing rapidly to new tenant-owners,

The rooms are all large, sun-shiny and airy; with open fire-

Your present rent will buy a Garden Apartment at Jackson Heights, if you are now paying \$150 to \$250 a month; small initial payment; balance same as rent.

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5. 6 and 7 Rooms - 2 to 4 Baths

The Queensboro Corporation Manhattan 50 East 42d St.

Take Subway to Grand Central transfer to Queensboro Subway (Corona Line) to 25th St. (Jackson Heights) Station—(Office Opposite Station)

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ACT quickly, Builder will sacrifice eight room house, all improvements, 4 minutes from railroad station: beautiful, restricted section, JOSEPH TERZI, 33 av., Little Neck L. I. Phone Bayside 1886-M, or Bayside 1168. L. I. Phone Bayside 1:86-M, or Bayside 1168.

Owner must sell at once; stucce on hollow tile; roof tiled; 8 rooms, 2 baths, garage, large plot; \$18,500. F, H. REEVE, Bayse Fushing; at Railroad Station, Flushing 3823.

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HUGHES, Douglaston, Bayside 1770.

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\$8,000, 7 rooms and bath, steam heat.
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Terms, \$2,000 or more cash.

H. T. WALKER,
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FLUSHING-Beautiful corner, 51x125 feet;
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LYNBROOK.—Nine rooms, bath, hardwood floors, electricity, gas, hot water furnace, about 10,000 square feet; double garage, concrete roadway, cement walks, ornamental garden, &c.; 6 minutes walk from village and station; \$12,250, reasonable terms, picture on application J 1622 Herald, Brign-PORT WASHIN; TON.—Frame house, 8 rooms, bath, garage, fine plot; \$17,000. MONFORT & HEGEMAN. Tei. 152.

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N. Y.
TO LET-One family house; also apart-ments; all improvements; near station-rent \$50. Owner. BIRKINSHAW, Madison-corner Waverly, Rockville Center.

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SEA GATE.-Facing ocean, for rent, furnished cottage, 12 rootns, 3 baths, 4 oper fireplaces, good heating plant, instantaneous hot water; suitable for year round occupancy. Address A. S., care Hicks Agency 52 Vanderbilt av., New York.

AT BRONXVILLE on high ground on plot containing 25,000 sq. ft. of ground with fine grown shrubs and trees, both fruit and shade; an 11 room stucco house having hardwood floors, white woodwork; 3 baths, sleeping porch and garage; price \$27,00. ANLERSON REALTY CO., Mt. Vernen, N. Y. Tel. Hillcrest 1844.

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Six room apartments, enclosed sun porch,
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Telephone 4551. NEW ROCHELLE-Fine 6 room nou , die bath, hot water heat, gas, electricity; lar; plot: \$11,500. BURGER, 251 Huguenot s Tel, 4551.

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SCARSDALE—\$3,000 cash, balance monthly large 8 room house, garage, all improvements, with or without furniture; sacrifice, immediate possession. Also small house, rental \$125 monthly. Telephone owner, Scaradale 628.

Scarsdale 528.

\$150 FURNISHED.
Best section Mt. Vernon near Bronxville. 7
rooms and bath; hot water heat; plot
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balance on casy terms, buys a charming home, six rooms and bath, open fireplace, sun parlor and breakfast nook, in exclusive Westfield; lot 80x 129; every modern improvement; splendid train service via New Jersey Central.

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AN IDEAL HOME Six handsome rooms, bath, side porch, steam heat, hardwood floors, city water, gas and electricity; stationary laundry tubs; fully concreted, licht, dry cellar; two car garage; large plot; 60x120; on wide strect, with sewer, high elevation; refined surroundings; mear schools, churches, trolley and railroad; thirty minutes from New York; price \$9.500; liberal terms to suit buyer. Call or write CARL STRIDSBERG, 120 Broadway, Room 1135. Tel. Rector 10000. AT HAWORTH, N. J.—On West Shore R. R., stucco house, 9 rooms and 2 baths, steam heat, open fireplace; lot 100x120; I car garange; the louse is in an excellent residential section and is located 2 blocks from Machaton; price \$14,500; on easy terms. For inspection apply

From station; price \$14,500; on easy terms. For inspection apply 4. CO., Englewood, N. J. BOGOTA, House, 6 rooms, tile bath, attle, heat, range, laundry, pantry, chestnutrim, all improvements, near station, trolley; 5600; cash \$750, balance monthly; FLOYI) H. FARRANT CO., Queen Anne road and trolley line, Bogota. Phone, Hackensaca 5002 W. trolley line. Bogota. Frome, 1993 W. BEAUTIFUL country home of Mrs. Serie eight rooms: every city convenience; seven lots, near school; 50 minutes commutation. McVoY, Real Estate, Westfield, N. J. BEAUTIFUL residential corner lot, 55x155, heart of Maplewood, HYNES, Stuyvesant 4631.

BLOOMITELD.—House, 10 rooms, garage, large lot; \$11,000; terms. P. 530 Herald.

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BEAUTIFUL corner property, unobstructed view, il rooms, 3 baths, 3 car garage, 22 fruit trees, one acre; exceptional opportunity. 120 Paine av., New Rochelle.

DIRECT from builder, modern residence 8 large rooms, bath; cak floor, laundry and state of the nicest sections of Tenafty, a suburb of the nicest sections of the

The newest group of garden apart-

still enables you to exercise your choice as to ar-

Larger suites arranged to suit your requirements
Golf, Tennis, Children's Playgrounds, Gardens, Etc.
Tenant-Ownership Plan—Liberal Terms
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Long Island-Sale or Let. 238TH ST., 417 W.—West of Broadway, attractive, new, one family brick and stucco house with garage, plot 100x109, 7 rooms, sun parior, finished attle, all improvements; price \$21,500.

houses, all the latest modern improvements, tile bathrooms and kitchen, wonderful sun parlors, iron fire escapes, built in leaded glass bookcases, parquet floors; two critical sun parlors, iron fire escapes, built in leaded glass bookcases, parquet floors; two critical sun particular sun particular sun particular sun particular sun parquet floors; two critical sun parquet floors; two critical sun parquet floors; two critical sun parquet sun parqu

Brooklyn—Sale or Let,

FLATBUSH Choice home sites and business lots, 10 lots Northeast and Northwest corners of Kings Highway and East 31st street, 5 lots North side of Avenue N. 5 lots Avenue M. and East 20th street, 30 lots on East 20th atrest, below Avenue M, 30 lots on Nostrand avenue and other parcels in that section. Prices \$175 to \$1,200, 10 per cent. down and 2 per cent. per month. Take 7th avenue subway to Flatbush avenue and Nostrand avenue, surface line to Avenue N, or to Kings Highway. J. E. BASTRESS & CO., Inc., 291 Fulton sirvet, Brooklyn.

FLATBUSH—For rent, furnished or unfurnished, detached bouse, 12 rooms, 2 baths, newly decorated, newly furnished; 3 car garage; best residential section; convenient subway and surface cars; yearly lease; summer rental considered. Address A. B., care Hicks Agency, 52 Vanderbill av., N. Y.

SEA GATE—Facing ocean, for rent, fur-

FIJUSHING—Sacrifice; desirable home, 13 rocms, two baths, parquet floors, copper screens, two car garage, fine shrubber; excellent neighborhood; corner plot; price \$25,000; easy terms; might take lots or small property part payment; brokers protected, HAMILTON, owner, 215 South Parson av., Fleshier. At Forest Hills, 17 minutes from Penn sta-tion: very desirable 8 room bonse un-furnished, until June, 1923. Coal for winter, now in cellar, can be purchased. Call Room 406, No. 50 E. 426 st. Tel. Murray Hill 7057. SALVADOR RODRIGUEZ,

For rent, sale or exchange one family to-compt house, 12 minutes walk from Jamalca-tation; best section on hill; 7 rooms, all im-revements; 2 car garage; mortgages \$8,500; quity \$5,500; Christiana; no agents. TEL. JAM. 1139-W. JAMAICA BARGAIN-NORTH SIDE to-date 8 room house, enclosed porch, am, electricity, gas, sewer, parquet floors, ar garage, piot 40x100. Price \$19,500. 90 Cash. This property is worth \$15,000. H. Sweet, 365 Fulton Street, Tel. 0476 sales.

REAL VALUE FOR MONEY-11 room, 2 family brick dwelling in best residential section of Astoria, convenient to transportation, tax exempt, steam heat, hot water supply, gas, electricity, 2 car garage; price 514,500. H. TROWBRIDGE HAR-RIS, 102 Fulton av., Astoria. Phone Assoria 0406.

oria 5408.

WO family brick, all improvements; garage, bear Grand ave, station, Astoria, Apoly SVEC, 73 East End av., N. Y. City. one of GHSON'S model one or two family houses at Elmhurst Manor, containing every modern improvement; price 85,900 up; cash \$1,000. Take Queensboro subway (Corona line) to Elmhurst av, station, Gibson's office at foot of stairs; or go direct to Elimhurst Manor, Jackson and Janction avs., Elmhurst, Phone Havemeyer 2002. Inspection daily and Bunday.

REAL ESTATE AT AUCTION. REAL ESTATE AT AUCTION. !!TO-DAY at 2 P. M.!!